

086.0

0004

0003.B

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
781,100 / 781,100
781,100 / 781,100
781,100 / 781,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		MONTAGUE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: UPPER BARN LLC	
Owner 2: C/O MEGHAN LANCELOTTA	
Owner 3:	

Street 1: 161 WESTMINSTER AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: VORCE DUANE G -
Owner 2: -
Street 1: 157 WESTMINSTER AVE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .294 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Exterior and 1018 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
8/5/2015 1083 Redo Kit 38,000 8/5/2015 G4 GR FY04 Change kitchen cab
3/11/2002 220 Alterati 135,000 C G4 GR FY04 NEW FOUNDATION-REM
10/23/2001 801 Alterati 4,000 C DEMO WINDOWS/DOORS

ACTIVITY INFORMATION
10/19/2016 Measured DGM D Mann
10/19/2016 Left Notice DGM D Mann
10/19/2016 Permit Visit DGM D Mann
3/24/2009 Measured 197 PATRIOT
7/1/2002 Inspected PM Peter M
1/26/2000 Measured 263 PATRIOT
1/1/1919

SIGN: VERIFICATION OF VISIT NOT DATA

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
101 One Family 12812 Sq. Ft. Site 0 70. 0.63 6

101 One Family 12812 Sq. Ft. Site 0 70. 0.63 6	563,054	563,100 See plan 943 of 20
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	12812.000	218,000		563,100	781,100		54648
							GIS Ref
							GIS Ref
							Insp Date
							10/19/16



USER DEFINED

Prior Id # 1: 54648
Prior Id # 2:
Prior Id # 3:
Date 12/30/21 Time 04:54:20
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Date 05/03/17 Time 09:59:05
ekelly
7037
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	5 - Cape			Full Bath:	Rating:			See Bk 64673 Pg 108 Plan 943 of 2014 for land swap..									
Sty Ht:	1A - 1 Sty +Attic			A Bath:	Rating:												
(Liv) Units:	1	Total: 1			3/4 Bath:	1 Rating: Good											
Foundation:	1 - Concrete			A 3QBth:	Rating:												
Frame:	1 - Wood			1/2 Bath:	Rating:												
Prime Wall:	26 - Wood			A HBth:	Rating:												
Sec Wall:				OthrFix:	Rating:												
Roof Struct:	1 - Gable			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating: Good											
Color:	RED			A Kits:	Rating:												
View / Desir:				Ftpl:	1	Rating: Average											
GENERAL INFORMATION				WSFlue:	Rating:												
Grade:	C- - Average. (-)			CONDOS INFORMATION													
Year Blt:	1950	Eff Yr Blt:			Location:												
Alt LUC:				Total Units:													
Jurisdct:	G4	Fact: .			Floor:												
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.6 %		Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal	1 - Drywall			Functional:				Interior:	1	3	1						
Sec Int Wall:				Economic:				Additions:									
Partition:	T - Typical			Special:				Kitchen:									
Prim Floors:	3 - Hardwood			Override:				Baths:									
Sec Floors:				Total:	4.6 %		Plumbing:										
Bsmnt Flr:	4 - Carpet			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	110.00			Heating:									
Bsmnt Gar:	1			Size Adj.:	1.35000002			General:									
Electric:	3	- Typical		Const Adj.:	1.00999999												
Insulation:				Adj \$ / SQ:	149.985												
Int vs Ext:				Other Features:	66000												
Heat Fuel:	2	- Gas		Grade Factor:	0.90												
Heat Type:	1	- Forced H/Air		NBHD Inf:	1.00000000												
# Heat Sys:	1			NBHD Mod:													
% Heated:	100	% AC:		LUC Factor:	1.00												
Solar HW:	NO	Central Vac:		Adj Total:	228470												
% Com Wal			% Sprinkled:	Depreciation:	10510												
				Depreciated Total:	217960												
MOBILE HOME				WtAv\$/SQ:	AvRate:		Ind.Val										
Make:																	
Model:					Serial #:												
SPEC FEATURES/YARD ITEMS					Year:												
					Color:												
					PARCEL ID		086-0-0004-0003.B										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N				Total Yard Items:				Total Special Features:				Total:					